

2013 Wabash County Property Tax Report with Comparison to 2012

Legislative Services Agency

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This report describes property tax changes in Wabash County between 2012 and 2013.

Property tax changes in 2013 were affected most by local factors, such as changes in assessed values, deductions, levies, credits, and tax rates. However, three statewide trends affected a large number of counties.

- First, pay-2013 was a statewide reassessment year. In past reassessments there were double-digit percentage increases in assessed values, but this time assessments were almost unchanged statewide. The difference was trending, which has been adjusting assessments annually since 2007. Few counties experienced large assessment increases in 2013. Many experienced assessment decreases.
- Second, farmland assessments continued to rise, with the base rate of an acre increasing 8.7% from \$1,500 to \$1,630. High commodity prices and low interest rates were the reason. Rising farmland assessments were especially important in rural counties, where farmland is a larger part of total assessed value.
- Third, many local income tax credit rates increased substantially. This was due to a corrected distribution of local income tax revenues to local governments. Extra income tax revenue was applied to tax credits in 2013. This may mean that credit rates will fall (and tax bills will rise) in 2014.

Still, local factors were most influential in individual counties in 2013. Here is what affected taxes in Wabash County.

	Average Change in Tax Bill, All Property	Total Levy, All Units	Certified Net Assessed Value	Tax Cap Credits % of Levy
2013	-3.2%	\$24,074,145	\$1,213,696,826	0.3%
Change		10.0%	2.4%	
2012	1.2%	\$21,879,936	\$1,184,954,966	0.9%

Comparable Homestead Property Tax Changes in Wabash County

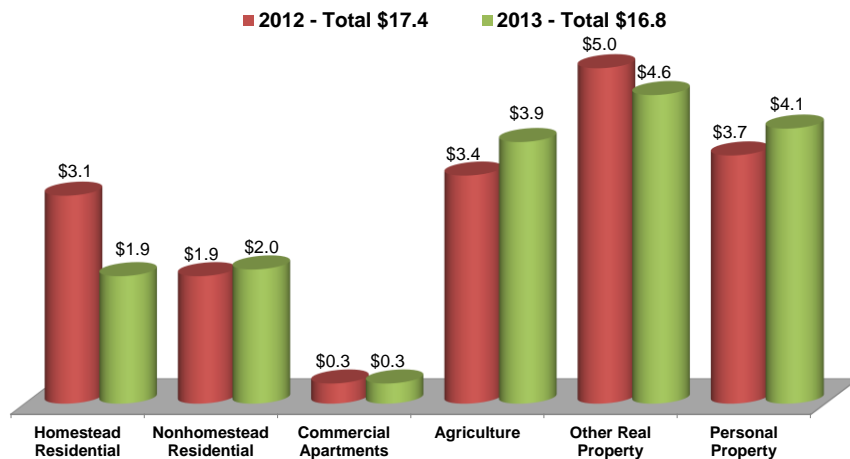
The total tax bill for all taxpayers in Wabash County decreased by 3.2% in 2013. A large 10.0% rise in the levy was offset by an even larger increase in local income tax-funded property tax credit rates. In this reassessment year, certified net assessed value increased by 2.4%. Falling tax bills also caused a decrease in tax cap credits as a percent of the levy, from 0.9% in 2012 to 0.3% in 2013.

Wabash County homeowners experienced a very large 35.3% decrease in property tax bills in 2013. This was due to a large increase in local property tax credits which more than offset an increase in property tax rates. Homesteads also experienced a decline in homestead net assessed value. Statewide, the average homeowner's tax bill was almost unchanged.

	2012 to 2013	
	Number of Homesteads	% Share of Total
Summary Change in Tax Bill		
Higher Tax Bill	1,099	11.6%
No Change	763	8.0%
Lower Tax Bill	7,642	80.4%
Average Change in Tax Bill	-35.3%	
Detailed Change in Tax Bill		
20% or More	545	5.7%
10% to 19%	214	2.3%
1% to 9%	340	3.6%
-1% to 1%	763	8.0%
-1% to -9%	416	4.4%
-10% to -19%	654	6.9%
-20% or More	6,572	69.1%
Total	9,504	100.0%

Note: Percentages may not total due to rounding.

Comparison of Net Property Tax by Property Type (In Millions)



In Wabash County most net property taxes were paid by business (other real and personal) and agriculture property owners in 2013. Total net property taxes decreased 3.2%, compared to an average 2.1% increase statewide. Agriculture saw the largest increase, while homestead net taxes decreased by the largest percentage.

Property tax rates increased in all 13 Wabash County tax districts in 2013. The average tax rate rose by 7.4% because a large levy increase exceeded the increase in certified net assessed value. Statewide, the average tax rate increased by 4.2%.

The total levies of all government units in Wabash County increased by 10.0%, compared to a 3.7% statewide levy increase. Detailed levy changes for local governments in Wabash County are included in a later table.

Property Type	Gross AV Pay 2012	Gross AV Pay 2013	Gross AV Change	Net AV Pay 2012	Net AV Pay 2013	Net AV Change
Homesteads	\$950,419,100	\$922,045,300	-3.0%	\$338,985,291	\$325,605,267	-3.9%
Other Residential	144,064,350	159,979,100	11.0%	142,011,596	157,636,036	11.0%
Ag Business/Land	336,106,700	369,051,900	9.8%	333,914,612	365,942,586	9.6%
Business Real/Personal	557,749,864	552,505,902	-0.9%	436,975,266	438,067,383	0.2%
Total	\$1,988,340,014	\$2,003,582,202	0.8%	\$1,251,886,765	\$1,287,251,272	2.8%

Net AV equals gross AV less deductions and exemptions. Certified net AV is set with the budget, certified by the county auditor and used to calculate tax rates. It may be adjusted by the auditor to account for appeals. Net AV in the above table is summed from tax bills. It includes TIF allocations while certified net AV does not. Gross AV also is summed from tax bills. Circuit breaker tax caps are calculated on gross AV.

Wabash County's total billed net assessed value increased by 2.8% in 2013. Increases in agricultural and other residential assessments were the main reasons. Net assessed value for all of Indiana was nearly unchanged, rising by only 0.1%.

Tax Cap Category	2012	2013	Difference	% Change
1%	\$0	\$0	\$0	0.0%
2%	82,605	26,268	-56,337	-68.2%
3%	0	0	0	0.0%
Elderly	121,159	55,213	-65,945	-54.4%
Total	\$203,763	\$81,481	-\$122,282	-60.0%
% of Levy	0.9%	0.3%		

Total tax cap credits in Wabash County were \$81,481, which was only 0.3% of the levy. This was much less than the state average of 10.9%, and less than the median or typical county percentage of 4.2%. Tax rates were the main determinant of tax cap credits. Wabash County's average tax rate was less than

the median rate statewide, and its high local tax credits, funded by local income taxes, further reduced tax bills and tax cap credits. Most of the tax cap credits in Wabash County were in the elderly category, which limits homestead property tax increases to 2% per year for some homeowners 65 years of age or older. A later table shows tax cap credits by category for each local government unit.

Tax cap credits in Wabash County decreased \$122,282 between 2012 and 2013. Credits as a share of the total levy fell to 0.3% in 2013 from 0.9% in 2012.

Wabash County Levy Comparison by Taxing Unit

Taxing Unit	2009	2010	2011	2012	2013	% Change			
						2009 - 2010	2010 - 2011	2011 - 2012	2012 - 2013
<i>County Total</i>	22,534,547	22,575,193	22,189,740	21,879,936	24,074,145	0.2%	-1.7%	-1.4%	10.0%
Wabash County	4,203,535	4,202,192	4,268,865	4,346,415	4,149,629	0.0%	1.6%	1.8%	-4.5%
Chester Township	239,761	237,329	236,198	237,430	230,786	-1.0%	-0.5%	0.5%	-2.8%
Lagro Township	113,627	113,330	113,231	187,326	253,700	-0.3%	-0.1%	65.4%	35.4%
Liberty Township	59,635	58,959	58,920	59,210	57,614	-1.1%	-0.1%	0.5%	-2.7%
Noble Township	201,142	199,896	199,221	201,383	151,654	-0.6%	-0.3%	1.1%	-24.7%
Paw Paw Township	54,567	54,529	54,644	54,896	53,659	-0.1%	0.2%	0.5%	-2.3%
Pleasant Township	146,103	131,827	132,114	118,930	129,451	-9.8%	0.2%	-10.0%	8.8%
Waltz Township	17,636	17,498	17,436	17,616	17,027	-0.8%	-0.4%	1.0%	-3.3%
Wabash Civil City	5,429,783	5,338,712	5,321,161	5,395,201	5,229,871	-1.7%	-0.3%	1.4%	-3.1%
North Manchester Civil Town	1,516,664	1,486,430	1,493,538	1,496,274	1,479,186	-2.0%	0.5%	0.2%	-1.1%
Lafontaine Civil Town	139,263	138,268	135,985	137,345	132,539	-0.7%	-1.7%	1.0%	-3.5%
Lagro Civil Town	62,228	59,309	59,195	58,713	57,666	-4.7%	-0.2%	-0.8%	-1.8%
Roann Civil Town	76,258	76,905	76,544	77,298	74,648	0.8%	-0.5%	1.0%	-3.4%
Manchester Community School Corp	3,342,548	3,598,667	3,398,428	2,565,239	2,930,334	7.7%	-5.6%	-24.5%	14.2%
M.S.D. Wabash County School Corp	4,082,718	4,251,962	4,204,784	4,243,185	5,702,440	4.1%	-1.1%	0.9%	34.4%
Wabash City School Corp	1,928,967	1,858,395	1,665,512	1,922,742	2,683,103	-3.7%	-10.4%	15.4%	39.5%
North Manchester Public Library	199,113	200,752	199,943	201,949	195,295	0.8%	-0.4%	1.0%	-3.3%
Roann Public Library	31,976	32,303	32,175	32,447	31,337	1.0%	-0.4%	0.8%	-3.4%
Wabash Public Library	689,023	517,930	521,846	526,337	514,206	-24.8%	0.8%	0.9%	-2.3%
Wabash County Solid Waste Mgmt Dist	0	0	0	0	0				

Wabash County 2013 Tax Rates, Credit Rates, and Net Tax Rates for Homesteads by Taxing District

Dist #	Taxing District	Tax Rate	Credit Rates						Net Tax Rate, Homesteads
			LOIT PTRC	COIT Homestead	CEDIT Homestead	CEDIT Residential	LOIT Homestead	LOIT Residential	
85001	Chester Township	1.3122	16.2075%	--	38.2141%	--	--	34.8542%	0.1407
85002	North Manchester Town	2.6094	16.2075%	--	38.2141%	--	--	34.8542%	0.2798
85003	Lagro Township	1.4258	16.2075%	--	38.2141%	--	--	34.8542%	0.1529
85004	Lagro Town	2.5220	16.2075%	--	38.2141%	--	--	34.8542%	0.2705
85005	Liberty Township	1.3008	16.2075%	--	38.2141%	--	--	34.8542%	0.1395
85006	LaFontaine Town	2.3550	16.2075%	--	38.2141%	--	--	34.8542%	0.2526
85007	Noble Township	1.2950	16.2075%	--	38.2141%	--	--	34.8542%	0.1389
85008	Wabash City-Wabash County School	3.0012	16.2075%	--	38.2141%	--	--	34.8542%	0.3219
85009	Wabash City-Wabash City School	3.3963	16.2075%	--	38.2141%	--	--	34.8542%	0.3642
85010	Paw Paw Township	1.3330	16.2075%	--	38.2141%	--	--	34.8542%	0.1430
85011	Roann Town	2.4526	16.2075%	--	38.2141%	--	--	34.8542%	0.2630
85012	Pleasant Township	1.2790	16.2075%	--	38.2141%	--	--	34.8542%	0.1372
85013	Waltz Township	1.2515	16.2075%	--	38.2141%	--	--	34.8542%	0.1342

Notes: A *Taxing District* is a geographic area of a county where taxing units overlap, so the sum of the taxing unit tax rates is the total district rate.

The *Tax Rate* is the gross levy divided by net assessed value, in dollars per \$100 assessed value.

The *LOIT*, *COIT*, and *CEDIT* credits are funded by local income taxes.

The *Net Tax Rate for Homesteads* is calculated by reducing the tax rate by the various credit percentages.

Wabash County 2013 Circuit Breaker Cap Credits

Taxing Unit Name	Circuit Breaker Credits by Property Type					Circuit Breaker as % of Levy	
	(1%) Homesteads	(2%) Other Residential and Farmland	(3%) All Other Real/Personal	Elderly	Total		
<i>Non-TIF Total</i>	0	24,145	0	55,213	79,359	24,074,145	0.3%
<i>TIF Total</i>	0	2,122	0	0	2,122	1,475,601	0.1%
<i>County Total</i>	0	26,268	0	55,213	81,481	25,549,746	0.3%
Wabash County	0	2,707	0	8,706	11,413	4,149,629	0.3%
Chester Township	0	8	0	334	342	230,786	0.1%
Lagro Township	0	2	0	350	353	253,700	0.1%
Liberty Township	0	0	0	117	117	57,614	0.2%
Noble Township	0	76	0	339	415	151,654	0.3%
Paw Paw Township	0	0	0	112	112	53,659	0.2%
Pleasant Township	0	0	0	167	167	129,451	0.1%
Waltz Township	0	0	0	36	36	17,027	0.2%
Wabash Civil City	0	12,152	0	11,958	24,109	5,229,871	0.5%
North Manchester Civil Town	0	377	0	5,888	6,265	1,479,186	0.4%
Lafontaine Civil Town	0	0	0	333	333	132,539	0.3%
Lagro Civil Town	0	77	0	140	218	57,666	0.4%
Roann Civil Town	0	0	0	494	494	74,648	0.7%
Manchester Community School Corp	0	245	0	6,121	6,367	2,930,334	0.2%
M.S.D. Wabash County School Corp	0	5,548	0	10,935	16,483	5,702,440	0.3%
Wabash City School Corp	0	1,709	0	7,159	8,868	2,683,103	0.3%
North Manchester Public Library	0	50	0	777	827	195,295	0.4%
Roann Public Library	0	0	0	71	71	31,337	0.2%
Wabash Public Library	0	1,195	0	1,176	2,370	514,206	0.5%
Wabash County Solid Waste Mgmt Dist	0	0	0	0	0	0	
TIF - Chester Township 001	0	0	0	0	0	577,424	0.0%
TIF - N Manchester Corp 002	0	66	0	0	66	107,930	0.1%
TIF - Liberty Township 005	0	0	0	0	0	1,136	0.0%
TIF - Noble Township 007	0	0	0	0	0	2,594	0.0%
TIF - Wabash-Noble 008	0	2,057	0	0	2,057	576,734	0.4%
TIF - Wabash Corp 009	0	0	0	0	0	208,260	0.0%
TIF - Pleasant Township 012	0	0	0	0	0	1,523	0.0%

Notes: Circuit breaker tax cap credits are tax savings for taxpayers and revenue losses for local government units. Circuit breaker credits are highest in tax districts with the highest tax rates. These are usually districts that include cities or towns because the municipal tax rate is included in the district tax rate. This means that most circuit breaker credits are in cities and towns and in units that overlap cities and towns.

Circuit Breaker Credit Types:

Homesteads are owner-occupied primary residences and include homestead land and buildings in the 1% tax cap category. Owner-occupied mobile homes and agricultural homesteads are included in this category. This category only includes credits on the portion of the property that qualifies as a homestead.

Other Residential/Farmland includes small rental housing units, larger commercial apartments, second homes, long-term care facilities, and farmland, in the 2% tax cap category.

All Other Real/Personal is commercial, industrial, and utility land and buildings, and business equipment, including agricultural equipment, in the 3% tax cap category. This category also includes credits on the portion of homeowner properties that do not qualify as a homestead.

Elderly includes credits for the 2% annual limit on homestead tax bill increases for low-income homeowners, age 65 and over. The *Total Levy by Unit* is gross property taxes levied, before all tax credits. For TIF districts, this amount represents the TIF proceeds before circuit breaker credits. This information is included to allow comparison to the circuit breaker revenue losses.

Numbers may not total due to rounding.